

8/44 Gordon Street, Milton, Qld 4064



Apartment For Sale

Thursday, 11 January 2024

8/44 Gordon Street, Milton, Qld 4064

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



John Rohde
0733693651



Peter Evans
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Offers Over \$599,000

Inspection Information: For open homes and private inspections, meet at 44 Gordon Street, Milton. Elevate your lifestyle with this contemporary 2-bedroom, 2-bathroom apartment that seamlessly blends modern design with functionality. The heart of the home is its spacious kitchen, adorned with sleek finishes, overlooking the inviting lounge and dining area. Enjoy a heightened sense of privacy on the top floor, where a private balcony awaits, offering a serene escape. This residence is not only an excellent choice for those seeking a comfortable abode but also a smart investment opportunity. The allure of urban living is complemented by the convenience of being just a 5-minute drive from the CBD. Explore the vibrant local scene with shops, restaurants, and amenities at your fingertips. Whether you're looking for a new home or a savvy investment, this Milton gem is a golden opportunity.

Apartment Details: Top floor in the complex with private balcony
Spacious kitchen with stone bench tops and breakfast bar over-looking dining and lounge area
Stainless steel appliances
Master bedroom with ensuite
Fitted wardrobes in both bedrooms
Ducted air-conditioning and ceiling fans
Lock-up storage
Allocated car space
Internal laundry

Building Features "Aspect on Gordon": Built in 2014 approx 8 lots in complex
Visitor parking
Low maintenance design

Location: Arrivederci Pizza - 4 min walk
Anytime Fitness - 5 min walk
Camber Wine Bar Cafe - 6 min walk
Milton Station - 7 min walk
Whisk & Ladle Cafe - 7 min walk
Night Owl Convenience Store - 7 min walk
IGA Market Place Milton - 8 min walk
Frew/Milton Park - 9 min walk
Milton Markets - 10 min walk
Suncorp Stadium - 4 min drive
The Barracks Shopping Centre - 6 min drive
King George Square CBD - 6 min drive
Botanic Gardens - 8 min drive
Roma Street Parklands - 9 min drive
Eagle Street Pier - 10 min drive
QUT Gardens Point - 10 min drive
Brisbane Airport - 21 min drive
Gold Coast - 1hr 10 min drive

School Zones: Milton State School (Prep to Year 6) - 3 min drive
Kelvin Grove State High School (Year 7 to Year 12) - 10 min drive

Rental: Currently rented to 12th February 2024 for \$550.00 per week
Long Term Letting Appraisal: \$600.00 - \$650.00 per week unfurnished
Costs: Body Corporate Fees: \$1,269.00 per quarter approx
Council Rates: \$470.00 per quarter approx
Water Rates: \$310.00 per quarter approx

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